

Seller: SPURLIN FAMILY FARMS

Call John at Colson Agency Imperial, NE. 308-882-4909 or 308-882-0203

STARTING PRICE:	\$7,150,000.00 Dundy County Tax Acres: 1,118.36 FSA Farmland Acres: 1,079.77							
LEGAL DESCRIPTION:	(1) SW1/4 10-2-39, (2) PT N1/2 15-2-39, (3) PT W1/2 15-2-39, (4) Pt SE1/4 17-2-39 (5) NE1/4 20-2-39, (6) NW1/4 21-2-39, (7) NW1/4 27-2-39 Building Site: 7.43 +/- Ac Tract in the SESE1/4 17-2-39 South Central Dundy County, Nebraska							
LAND USE:	Pivot Irrigated Property with a 7.43± ac building site. Ranch style 3BD/2BA home w/1,416 sq. ft. on main level, full basement, and attached garage. 58' X 120' Shop w/concrete floor, and 45,000 +/- bushel grain bin storage.							
SOIL TYPE:	Primarily made up of Valent Sand, Jayem Loamy Sand and Sarben Loamy Sand							
FSA INFORMATION:	<u>Farmland Ac</u>	<u>Cropland Ac</u>	<u>Corn Base Ac</u>	<u>Wheat Base Ac</u>	<u>Soybean Base Ac</u>			
	1 158.75	129.47	127.47					
	2 309.59	262.54	260.54					
	3 Inc w/ 2	Inc w/ 2	Inc w/ 2					
	4 132.79	132.79	132.79					
	5 157.80	143.62	93.00	22.10	22.10			
	6 159.53	155.03	137.20					
	7 161.31	134.22	134.20					
	Tot: 1,079.77	957.67	885.20	22.10	22.10			
NRD INFORMATION:	<u>Pivot</u>	<u>Well Reg #</u>	<u>Well Date</u>	<u>GPM</u>	<u>Static</u>	<u>Depth</u>	<u>Allocated Ac</u>	<u>Carryforward</u>
	1	G-050474	1976	2456	52 ft.	210 ft.	127.5	4.57"
	2	G-044161	1975	1458	67 ft.	210 ft.	126.8	4.57"
	3	G-067532	1981	1000	106 ft.	210 ft.	125	4.57"
	4	G-006815	1954	1800	UNK	UNK	139.2	17.18"
	5	G-069771	1984	1000	90 ft.	170 ft.	134.7	17.18"
	6	G-037425	1972	1742	70 ft.	160 ft.	136	29.30"
	7	G-052657	1976	2056	52 ft.	160 ft.	134.75	17.18"
IRRIGATION EQUIPMENT:	<u>Pivot</u>	<u>Pivot Make</u>	<u>Pivot Age</u>	<u>Towers</u>	<u>Drops</u>	<u>Power Unit</u>	<u>Make</u>	
	1	Zimmatic	2025	7		75 HP	US	
	2	Zimmatic	1980's	8		75 HP	US	
	3	Reinke	1980's	7		75 HP	US	
	4	Reinke	2015	8		60 HP	US	
	5	Reinke	1990's	8		75 HP	US	
	6	Zimmatic	2017	7		100 HP	GE	
	7	Reinke	2017	8		60 HP	US	

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ADDITIONAL INFORMATION:	This is an exceptional opportunity to own a highly productive farm in south central Dundy County, Nebraska. This property features 7 center pivots providing excellent irrigation for consistent crop production, along with a well-maintained ranch-style home offering comfortable country living. Whether you're looking to expand your operation or invest in quality agricultural land with a great return on investment opportunity, this property combines productive acreage, dependable irrigation, and a desirable rural homesite in one outstanding package. This property has a tenant attached with a very desirable long-term flex lease. Please request to see the details of this lease.																		
REAL ESTATE TAXES:	2025 Real Estate Taxes: <table><tr><td>1</td><td>\$2,787.30</td></tr><tr><td>2</td><td>\$5,805.90</td></tr><tr><td>3</td><td>Inc w/ 2</td></tr><tr><td>4</td><td>\$3,157.14</td></tr><tr><td>5</td><td>\$2,907.10</td></tr><tr><td>6</td><td>\$2,941.28</td></tr><tr><td>7</td><td>\$2,899.68</td></tr><tr><td colspan="2"><u>Bldg Site \$1,840.66</u></td></tr><tr><td colspan="2">Total: \$22,339.06</td></tr></table>	1	\$2,787.30	2	\$5,805.90	3	Inc w/ 2	4	\$3,157.14	5	\$2,907.10	6	\$2,941.28	7	\$2,899.68	<u>Bldg Site \$1,840.66</u>		Total: \$22,339.06	
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The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor, URNRD....etc). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally investigate the data, and to verify all information to their satisfaction, prior to entering into an agreement to purchase.

SPURLIN FAMILY FARMS

MAP 18

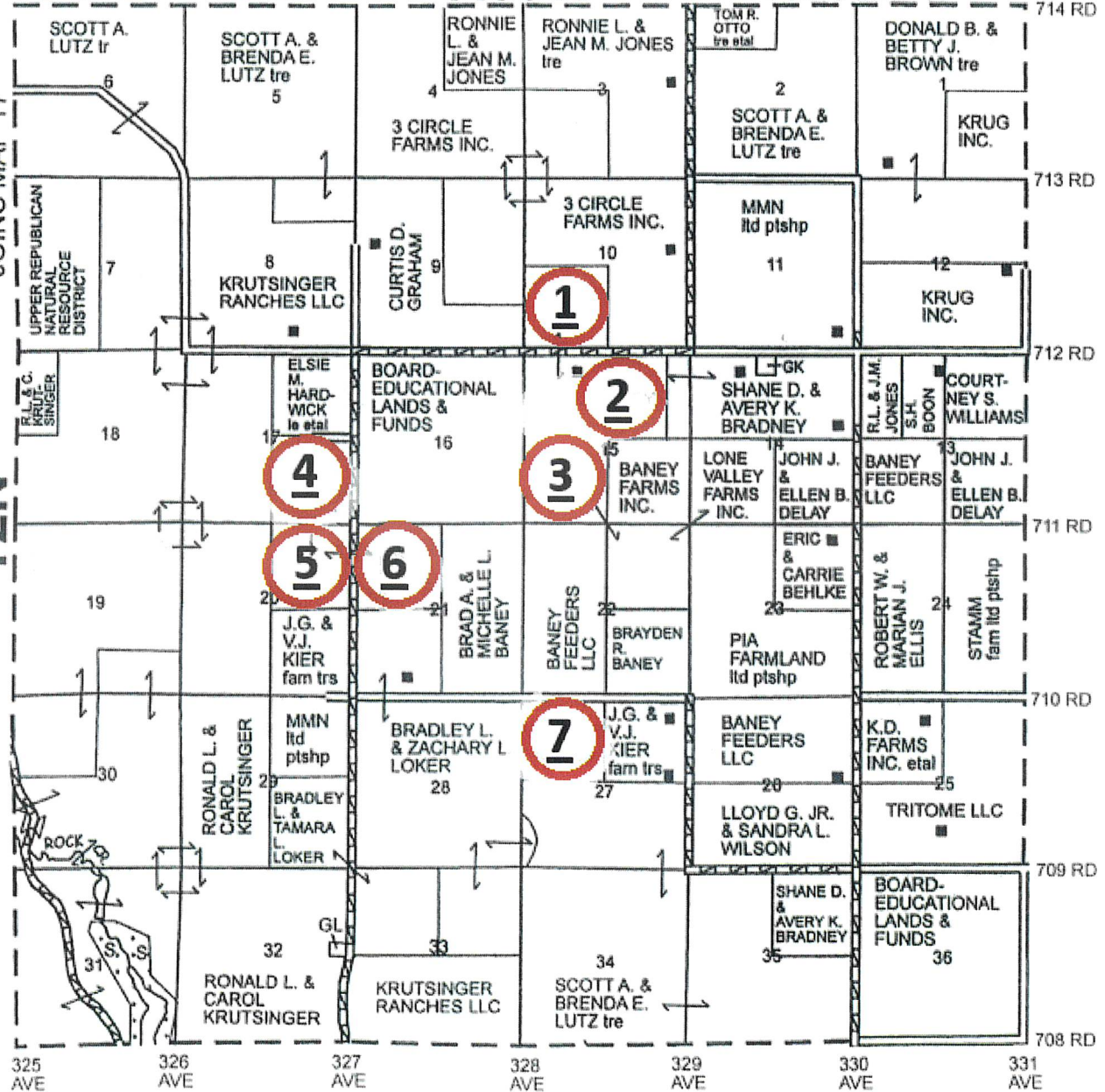
R39W

JOINS MAP 11

JOINS MAP 17

T2N

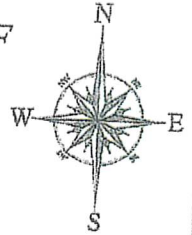
JOINS MAP 19



JOINS MAP 25

A SURVEY PLAT OF A TRACT OF LAND LOCATED IN THE W 1/2 OF SECTION 15, T.2 N., R.39 W. OF THE 6th P.M., DUNDY COUNTY, NEBRASKA

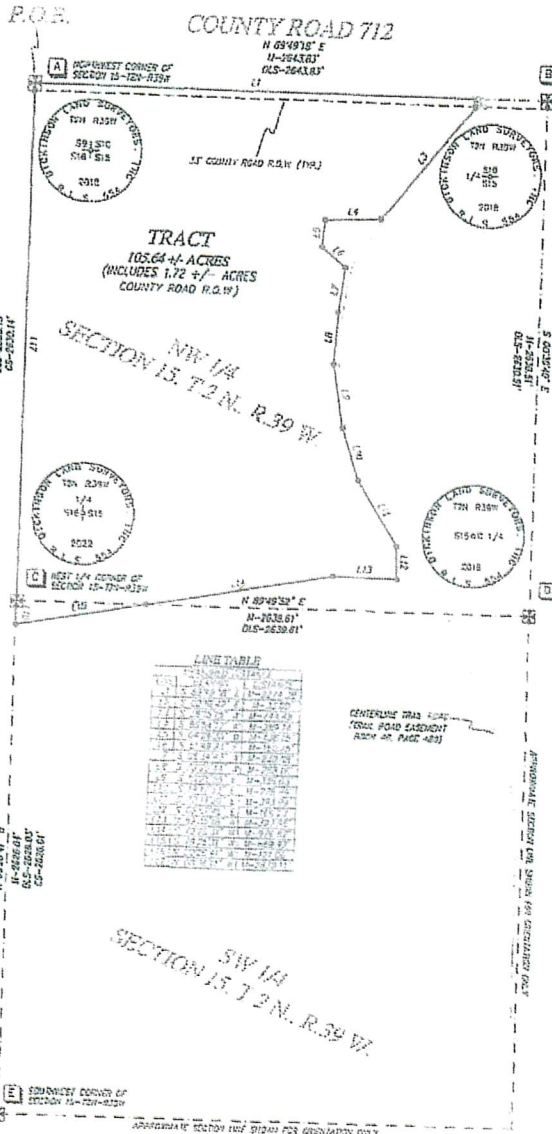
PROJECT NO. 24-037



SCALE 1" = 400'

LEGEND

- FOUND SECTION AND QUARTER CORNER MONUMENTS
- MONUMENT SET BY SURVEYOR
- TEMPORARY POINT
- MEASURED DISTANCE
- FROM E. DICKINSON, R.L.S. 554, DATED 12/28/2022, R.L.S. 554, DUNDY COUNTY, NEBRASKA
- CASEY C. SHERRILL, R.L.S. 636, DATED 01/01/2023
- COUNTY ROAD R.O.W.
- SECTION LINE



SURVEYOR'S NOTES:

This survey was set forth by Mike David to survey a tract of land located in the W 1/2 of Section 15, T.2 N., R.39 W. of the 6th P.M., Dundy County, Nebraska.

In the initial research I found 2 surveys by Ryan E. Dickinson, R.L.S. 554, dated 12/28/2022 and 03/14/2023 respectively; and a survey by Casey C. Sherrill, R.L.S. 636, dated 01/01/2023.

In the commencement of the field work I began by finding the corners as shown on this plat. I then set property corners for the new tract as shown hereon to complete the survey.

The basis of bearing for this plat was arrived by GPS resection.

A title search was not requested nor conducted by me for this tract of land. Therefore, all recorded and unrecorded Right-of-Ways or Easements may not be shown.

Only the record documents noted herein were provided to or discovered by surveyor. No abstract, current title commitment, nor other record title documentation were provided to surveyor.

There may be structures and improvements located on this tract which are not shown hereon.

Underground utilities may or may not exist within the limits of this tract. The location of these facilities were not within the scope of work to be attempted by the surveyor.

There may be buried utilities located on this tract.

There may be easements which affect the land shown hereon.

Prior to any site excavation, contact the utility companies for location of their lines. Contact Nebraska 811 at 800-331-5665 prior to excavation.

A. NORTHEAST CORNER OF SECTION 14-T.2N-R.39W

FOUND 5/8" REBAR W/ 2-1/2" AL CAP STAMPED PER S.L.M. STANDARDS
SHERRILL PLACED IN MARCH OF 2018 AFTER FUSING SENT BRIDGE SPIKE 0.5" DEEP.
DISCOVERY SET IN MARCH OF 2018.

RES: 41.25' FOUND NAIL & BRASS DISC IN C.P.P.
STW 41.25' FOUND NAIL & BRASS DISC IN C.P.P.
NW 72.33' FOUND NAIL & BRASS DISC IN C.P.P.

B. SOUTHWEST CORNER OF SECTION 14-T.2N-R.39W

FOUND 5/8" REBAR W/ 2-1/2" AL CAP STAMPED PER S.L.M. STANDARDS
DISCOVERY SET IN MARCH OF 2018.

RES: 71.45' FOUND NAIL & BRASS DISC IN C.P.P.
STW 61.75' SET NAIL & BRASS DISC IN C.P.P.
S 31.07' FOUND 1/2" REBAR W/ BRASS DISC P.C. STAMPED "R.L.S. 554"

C. WEST 1/4 CORNER OF SECTION 14-T.2N-R.39W

FOUND 5/8" REBAR W/ 2-1/2" AL CAP STAMPED PER S.L.M. STANDARDS
SHERRILL PLACED IN MARCH OF 2018 AFTER FUSING SENT BRIDGE SPIKE 0.5" DEEP.
DISCOVERY SET IN MARCH OF 2018.

RES: 14.45' FOUND NAIL & BRASS DISC IN C.P.P.
STW 20.25' FOUND NAIL & BRASS DISC IN C.P.P.
SE 11.55' FOUND NAIL & BRASS DISC IN C.P.P.
STW 41.35' FOUND NAIL & BRASS DISC IN C.P.P.

D. CENTER 1/4 CORNER OF SECTION 14-T.2N-R.39W

FOUND 5/8" REBAR W/ 2-1/2" AL CAP STAMPED PER S.L.M. STANDARDS
DISCOVERY SET IN MARCH OF 2018.

RES: 50.00' FOUND 1/2" REBAR W/ BRASS DISC P.C. STAMPED "R.L.S. 554"
S 50.00' FOUND 1/2" REBAR W/ BRASS DISC P.C. STAMPED "R.L.S. 554"

E. SOUTHWEST CORNER OF SECTION 14-T.2N-R.39W

FOUND 5/8" REBAR W/ 2-1/2" AL CAP STAMPED PER S.L.M. STANDARDS
DISCOVERY SET IN MARCH OF 2018.

RES: 30.25' FOUND NAIL & BRASS DISC IN C.P.P.
STW 12.15' FOUND NAIL & BRASS DISC IN C.P.P.
NE 34.20' FOUND NAIL & BRASS DISC IN C.P.P.



SURVEYOR'S CERTIFICATE

I, Ryan E. Dickinson, Nebraska Registered Land Surveyor No. 554, duly registered under the Land Surveyors' Registration Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true and correct representation of said survey; that said survey was made with reference to known and recorded monuments; that I am a duly licensed and registered surveyor; and that I am a duly licensed and registered surveyor under the Land Surveyors' Registration Act in effect at the time of this survey.

Ryan E. Dickinson
Nebraska Registered Land Surveyor
Registration No. 554

LEGAL DESCRIPTION FOR TRACT

A tract of land located in the W 1/2 of Section 15, T.2 N., R.39 W. of the 6th P.M., Dundy County, Nebraska, being more particularly described as follows:

Beginning at the Northwest corner of Section 15, T.2 N., R.39 W. of the 6th P.M., Dundy County, Nebraska; thence N 89°49'18" E on the North line of the NW 1/4 of said Section 2274.38 feet; thence S 00°10'41" E 13.00 feet to a point on the South Right-of-Way line of County Road 712; thence S 78°15'15" W 144.48 feet; thence S 86°54'17" W 288.14 feet; thence S 01°24'20" W 136.13 feet; thence S 51°49'23" E 100.75 feet; thence S 05°24'43" W 230.68 feet; thence S 02°02'44" W 202.16 feet; thence S 10°03'33" E 336.63 feet; thence S 19°17'53" E 218.69 feet; thence S 33°11'20" E 309.99 feet; thence S 02°57'45" E 166.75 feet; thence N 89°15'18" W 327.93 feet; thence S 79°25'31" W 276.97 feet to a point on the South line of the NW 1/4 of said Section; thence now crossing into the SW 1/4 of said Section, S 79°25'31" W 609.92 feet to a point on the West line of said SW 1/4; thence N 01°26'41" W on said West line 121.01 feet to the West 1/4 corner of said Section; thence now on the West line of the NW 1/4 of said Section, N 00°50'11" W 2630.11 feet to the Point of Beginning, enclosing 105.64 acres, more or less.



Dickinson Land Surveyors, Inc.
Nebraska and Colorado Certified
502 Diamond Springs Trail, Ogallala, Nebraska 69153
Office: (405) 466-1111 www.dickinsonlandsurveyors.com

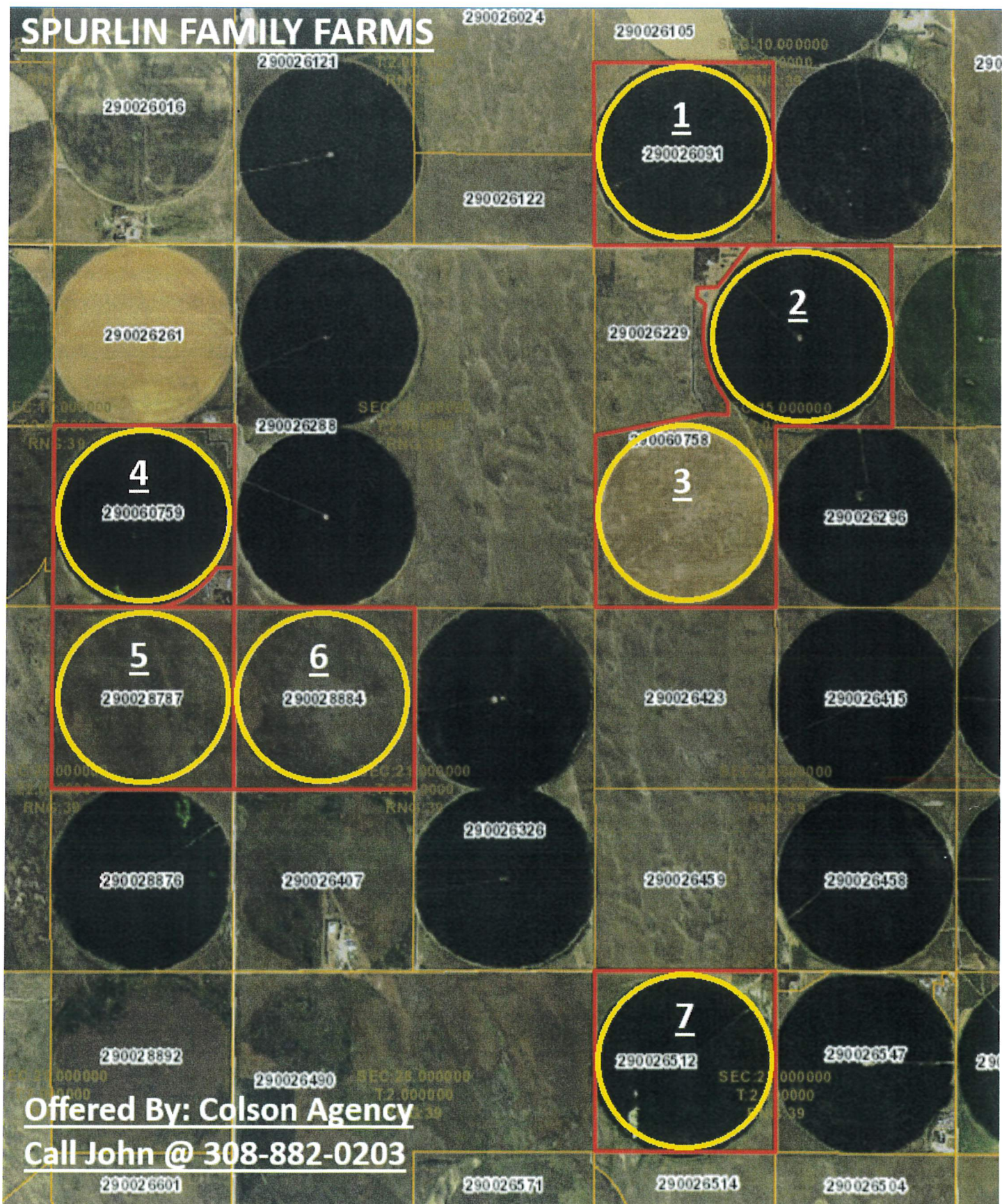
CLIENT: MIKE DAVID

DATE OF SURVEY: 22 APRIL 2024

PAGE 1 OF 1 PROJECT #: 24-067



SPURLIN FAMILY FARMS



Offered By: Colson Agency

Call John @ 308-882-0203